



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
Regular Session -- Date: MAY 12, 2008**

AGENDA
7:30 p.m. – Roll Call

PUBLIC HEARINGS – continuation:

1. **DEBORAH MENKENS (08-11)** Request for One (1) Additional Horse and; variance to permit three (3) horses to be maintained 20 ft. from the side, rear and front property lines in an R-1 Zone **(52-1-79.1)**

PUBLIC HEARINGS:

2. **HENRY VAN LEEUWEN (08-12)** Request for the following variances for Proposed

LOT #1:

(Proposed Lot #2 complies with zoning, as referred by Planning Board (08-05))

36,311 s.f. Gross Minimum Lot Area and;
4,311 s.f. Net Minimum Lot Area and;
4 ft. Front Yard Setback

All at 345 Beattie Road in an R-1 Zone **(55-2-13)**

3. **ED BIAGINI (08-13)** Request for the following variances for Proposed

| | <u>LOT #1</u> | <u>LOT #2</u> | <u>LOT #3</u> |
|-------------------------|----------------------|----------------------|----------------------|
| Gross Minimum Lot Area: | 50,271 sf | 32,230 sf | 40,713 sf |
| Net Minimum Lot Area: | 20,631 sf | 4,548 sf | 14,408 sf |
| Minimum Lot Width: | 38 ft. | 36 ft. | -- |
| Front Yard Setback | 2 ft. | -- | -- |
| Side Yard Setback | 20 ft. | -- | -- |
| Total Side Yard Setback | 5 ft. | -- | -- |

All at Little Brook Court in an R-1 Zone **(74-1-4)** (As referred by Planning Board (#08-04))

4. **SIGN LANGUAGE (for New Windsor Business Park) (08-09)** Request for 14 ft. 9" Width for proposed wall sign at 460 Temple Hill Road in a PI Zone **(4-2-16.42)**

FORMAL DECISIONS:

| | | |
|----------------------------------|------------------------|-----------------------------|
| 07-03 JERRYS SELF-STORAGE | 07-02 TOBACK | 07-52 MANGIARACINA |
| 07-07 RETCHO | 07-43 GILLMEIER | 07-47 LAPIDUS / KOCH |
| 07-26 RIZZI | 07-48 DUNKO | |
| 07-30 MMJS, INC. | 07-51 HALES | |